



**Mountain Oaks Homeowners Association (MOHA)
Annual Meeting Minutes
December 11, 2012**

The meeting was called to order at 7:00 pm by Vice-President Vince DeSandro at Fire Station 16. The meeting was adjourned at 9:00 pm.

Attendance: 19 homeowner addresses were represented, and 16 proxies were presented.

Website: <http://www.mountainoakshoa.org>. Meeting minutes and board member contact information may be accessed at the website.

Business:

1. Election of new officers

Board members elected for 2013 were David Parks, Steve Carmichall, Beverly Collins, Drew Alexa, Chris Tschan. The first meeting of the new board will be January 9. At that time, board duties will be determined.

Last year's board was thanked for their efforts, and special recognition was given to Ron Monesmith for his two year term as president.

2. Financials

Treasurer Dave Parks presented a financial statement for 2012 and a proposed 2013 budget.

MOHA Finance summary 2012

Checking Beginning Balance	\$ 14531.44
Savings Beginning Balance	\$ 6967.15
HOA dues	\$ 27350.00
Miscellaneous Income	\$ 350.00
Expense	\$(21834.74)
Balance	\$ 20396.70
Checking	\$ 20396.70
Savings	\$ 6986.65

Addressing future water and maintenance issues is critical as they consume 66% of our annual budget; water rates will increase 10-12 percent a year through 2017 (per Colorado Springs Utilities).

Parks noted that \$3000 was spent to clean up and beautify the islands. Natural vegetation was used.

DeSandro said that homeowners in his island area are watering to establish plantings; there is no sprinkler system in the island.

We are about \$6800 ahead on snow removal costs in 2012 due to a light winter last year.

Beth Haworth inquired about removing snow on Odessa and Mahogany ; the ice that accumulates on the Odessa slope to the stop sign is especially dangerous. DeSandro said we had put down sand or gravel 2 years ago, but the board learned we become liable for accidents. Dave Parks pointed out that we have a new mayor and we should look into plowing again. The new board is requested to meet with the mayor on the issue.

Proposed 2013 Budget

Utilities	\$10,000
Landscaping	\$11,000
Insurance	\$ 1,800
Snow Removal	\$ 2,000
2013 Special Project	\$ 750
<u>Miscellaneous</u>	<u>\$ 775</u>
	\$26,325

3. Dues

Dues collected in 2012 were \$27,350. All homeowners are current on dues. It was voted to not increase dues for 2013. The dues will remain at \$325/year. A special assessment could be considered if a xeriscaping project was approved.

4. Maintenance and Architectural

MOHA will continue to adhere to "4-inches of snow" removal rule.

Steve Carmichall reported that 14 architectural control requests were received in 2012. Most requests were approved. Some roofing requests were denied because shingles did not meet the standard. Fences are generally not allowed.

Five complaints were received regarding yard maintenance, parking, barking dogs and loose dogs. He noted that barking dogs are a city control issue.

DeSandro recommended that when an issue arises with your neighbor, first talk to you neighbor and see if you can resolve it.

Carmichall - 719-332-6225 memberatlarge@mountainoakshoa.org is the go-to person for property modification approvals. Approvals are required for:

- House Painting
- Roofs
- Decking
- Landscaping
- Driveways
- Tree Removal
- Siding
- Fencing
- Other Property Projects as required

5. Firewise concern

John Haaren expressed concern about a large downed tree being a fire hazard at the ravine between 5145/5135 and 5115/5125 Neal Ranch Road, known as Tract A. It was agreed the board would secure two bids for removal.

6. Xeriscaping

Much discussion centered on replacing the sprinkler maintained areas with xeriscaping.

A Xeriscaping Committee for 2013 will take on the task of coming up with xeriscaping options, letting bids, and providing a cost analysis in the next two months. The Committee members are Mary Ann Creque, John Haaren, Lee Murphy, and Dee Caldwell.

Drew Alexa pointed out that the area between the sidewalk and fences is owned by the homeowner, so if we xeriscape between the sidewalk and curb, the homeowner should become responsible for the grass between the sidewalk and fence (which is currently being watered by the MOHA sprinkler system). Any changes will need to be reviewed for adherence to covenants. A change in the covenants would require a 2/3 vote of the membership.

7. 2013 Annual Meeting

Members present requested an earlier meeting date next year. It was decided that next year's meeting will be held the 1st or 2nd week of November to avoid December conflicts and bad weather. It was also requested that a copy of bylaws and covenants be available at the meeting.

8. Other

There are 37 active Homeowners on the MOHA website. The member database information is now maintained from the website. MOHA members are now emailed Newsletters and Notification of Board Minutes posted to website. The email address used is from the homeowner profile on the website..

MOHA participated in the Wildland Fuel Mitigation activities for the 5th year.

Minutes submitted by Beverly Collins, Secretary